

Responsibilities and Definitions

The Capital Development Committee (CDC) was established in 1985 (House Bill 85-1070), and its statutory charge is found under Section 2-3-1301, *et seq.*, C.R.S.

Responsibilities of the CDC

The CDC has the following statutory responsibilities:

Funding

- consult with the Joint Budget Committee concerning new methods of financing the state's ongoing capital construction, capital renewal, and controlled maintenance needs.

General Project Review and Oversight

- consider funding requests for capital construction, capital renewal, and controlled maintenance projects submitted by state departments and higher education institutions, including regular and emergency supplemental capital construction requests;
- prioritize recommendations for supplemental capital construction, capital renewal, or controlled maintenance budget requests for submittal to the Joint Budget Committee (JBC) no later than January 10 of each year;
- prioritize recommendations for the funding of capital construction, capital renewal, and controlled maintenance budget requests for submittal to the Joint Budget Committee (JBC) no later than February 15 of each year;
- forecast the state's requirements for capital construction, capital renewal, controlled maintenance, and the acquisition of capital assets for the next fiscal year and the following four fiscal years;
- forecast the projected available revenue to meet the state's requirements for capital construction, controlled maintenance, and capital renewal for the current and next two fiscal years;
- consider cash-funded capital construction projects submitted by higher education institutions to be commenced without prior legislative authorization in an appropriations bill, and make recommendations to the JBC regarding projects subject to the Higher Education Revenue Bond Intercept Program, pursuant to Senate Bill 09-290;
- study the capital construction request from the Transportation Commission within the Colorado Department of Transportation for state highway reconstruction, repair, and maintenance, and determine the projects that may be funded from money available in the Capital Construction Fund;

- consider requests for waivers of the six-month encumbrance deadline for capital construction appropriations;
- review and recommend minimum building codes for all construction by state agencies on state-owned or state lease-purchased properties or facilities;
- review the annual capital construction and controlled maintenance requests from the Governor's Office of Information Technology (OIT) regarding the Public Safety Communications Trust Fund;
- review the annual report from the Department of Personnel and Administration (DPA) regarding the high performance standard certification program, pursuant to Senate Bill 07-051;
- review high performance standard certification program estimates that are expected to increase a building's costs by more than 5 percent;
- annually review guidelines developed by the Office of the State Architect (OSA), within the DPA, to determine the timing of eligibility of projects for state controlled maintenance funding;
- annually review and approve guidelines developed by the OSA pertaining to the classification of academic and auxiliary facilities on higher education institution campuses;
- annually review and approve Building Excellent Schools Today (BEST) program grant awards for pre-school through 12th grade capital construction to be financed through lease-purchase agreements;
- review the proposed acquisition, construction, renovation, or improvement of commercial real property by the State Board of Land Commissioners through lease-purchase agreements, as authorized through House Bill 13-1274; and
- review capital construction projects for conformance with the art in public places program, pursuant to Senate Bill 10-158.

Adult and Juvenile Correctional Facilities

- review facility program plans for adult correctional facilities in the Department of Corrections (DOC) and for juvenile correctional facilities in the Department of Human Services Division of Youth Corrections; and
- review proposals from the DOC to enter into agreements to acquire title to correctional facilities developed and constructed with private funds.

Property Transactions

- review all acquisitions of real property by state agencies;
- review real property transaction proposals by the Colorado Division of Parks and Wildlife and comment on the proposals to the Colorado Parks and Wildlife Commission;
- review real property transaction proposals, as administered by the executive director of the DPA, and comment on the proposals to the executive director;
- review real property transaction proposals by the Department of Military and Veterans Affairs and comment on the transactions to the Adjutant General; and
- receive an annual report from the DPA concerning state department and higher education institution facility management plans for vacant or abandoned state buildings.

State Capitol Complex

- consider recommendations from the State Capitol Building Advisory Committee with respect to any plans to restore, redecorate, or reconstruct space within the public and ceremonial areas of the State Capitol Building and the surrounding grounds; and
- review a master plan for the Capitol Complex developed by the DPA, pursuant to Senate Bill 13-263;

Capital Projects

The term "capital" collectively refers to three types of budget requests: (1) capital construction; (2) capital renewal; and (3) controlled maintenance. *Capital construction* includes the following:

- the acquisition of a capital asset, including real property, fixed equipment, and moveable equipment;
- the acquisition of any item of instructional or scientific equipment that costs more than \$50,000, except for cash-funded purchases made by institutions of higher education;
- the disposition of state-owned property;
- the construction, demolition, remodeling, or renovation of state-owned property;
- site improvement or development of state-owned property;

- the installation of fixed or movable equipment necessary for the operation of new, remodeled, or renovated state-owned property;
- the installation of fixed or movable equipment necessary for the conduct of programs in or on state-owned property;
- contracting for the services of architects, engineers, and other consultants to prepare plans, program documents, life-cycle cost studies, energy analyses, and other studies associated with any capital construction project or to supervise capital construction.

Capital Construction

Capital construction budget requests are program-driven. An institution or department must justify a capital request based on how a project will allow it to improve or alter its ability to provide a certain program or service. Examples of capital construction projects include constructing a new state prison and renovating a biology building at a state university.

Controlled maintenance budget requests are system- or maintenance-driven and typically address facility component systems at the end of their useful life. As such, controlled maintenance involves site improvements and corrective repairs or replacement of the utilities and equipment necessary for the operation of state-owned property, including improvements for health, life safety, and code requirements. Existing state-owned, General Fund operated buildings and physical facilities, and academic buildings, are eligible for controlled maintenance funding. Examples of controlled maintenance projects include replacing deteriorated mechanical equipment and upgrading fire alarm systems.

Capital renewal budget requests are also system- or maintenance-driven, and address controlled maintenance issues that exceed \$2 million in costs in a single fiscal year or phase, or have grown in scope and are better addressed building by building, rather than system by system. Capital renewal budget requests are prioritized by the CDC along with capital construction budget requests. An example of a capital renewal project is upgrading or replacing the mechanical, electrical, and fire suppression systems in a classroom building.

By contrast, routine maintenance is intended to maintain facilities and their component systems to the end of their expected useful life cycles. In Colorado, agencies submit requests for routine maintenance directly to the JBC within their operating budgets.